

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/12 Swanpool Avenue, Chelsea Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Chelsea

Period - From 16/03/2021 to 15/03/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/28 Sherwood Av CHELSEA 3196	\$550,000	18/11/2021
2	3/3 Donald Gr CHELSEA 3196	\$540,000	03/02/2022
3	2/1 Edithvale Rd EDITHVALE 3196	\$510,000	19/02/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/03/2022 15:26



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

16/03/2021 - 15/03/2022: \$640,000

Comparable Properties



2/28 Sherwood Av CHELSEA 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 18/11/2021

Property Type: Unit



3/3 Donald Gr CHELSEA 3196 (REI)

Agent Comments

2 1 1

Price: \$540,000

Method: Private Sale

Date: 03/02/2022

Property Type: Unit



2/1 Edithvale Rd EDITHVALE 3196 (REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 19/02/2022

Property Type: Apartment

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